

COUNCIL ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR 2151 COTTONWOOD ROAD

BACKGROUND:

On October 19, 2017, the City Council approved a Major Site Development Plan for 2151 Cottonwood Road (Lot 5 in the Village Park Subdivision). This development includes a 12-unit apartment building, and two 6-stall garages. The lot is zoned as FS-RM (Suburban Residential Medium Density). See *Attachment A: Location & Zoning Map*.

The property owner and developer, Hunziker Development Company LLC, is requesting approval of an amendment to the Major Site Development Plan for the following changes: 1) A change in the exterior siding material for both 6-stall garages from galvalume finish corrugated metal siding to vinyl siding with brick accents; and, 2) An increase in size of the east garage by five feet to accommodate a handicap-accessible parking stall increase, and the west garage by four feet to widen four stalls by one foot each (*See Attachment D: Proposed Garage Elevations & Floor Plan*). Attachments B through G are the pertinent approved plans and proposed changes. The garage is set to the rear of the site. To the north is Kristofferson Park and to the west is walkway connection to the park. No changes are proposed to the 12-unit apartment building, nor any parking areas, or storm water management features.

On May 8, 2018, the City Council approved similar changes to garage structures on the properties at 3305 and 3315 Aurora Avenue, located south of this property directly across the street.

Section 29.1502(6) of the *Municipal Code* allows for “minor changes” to the approved Major Site Development Plan after staff of the Department of Planning and Housing has determined that the proposed changes are minor in nature, and revised plans have been provided to the Department for purposes of keeping the Major Site Development Plan current.

Minor changes are defined as changes that:

- Do not constitute a change in the land use of the project; or the overall layout and design;
- Do not increase the density or intensity of use, and the number of buildings or change in dwelling unit types;
- Does not change the overall landscape design of the M-SDP project; or,
- Change the height or placement of buildings, or other major site features.

It has been determined by staff that the proposed changes are not minor in nature due to the overall change in design of the garage with the change in exterior building materials. Therefore, an amendment approval by the City Council is required.

On September 5, 2018, the Planning and Zoning Commission reviewed the proposed amendments to the Major Site Development Plan. The discussion centered on whether the changes proposed for the two garage structures at 2151 Cottonwood Road are the same as the changes approved by City Council for the garage structures at 3305 and 3315 Aurora Avenue, located south of this property directly across the street, and their visibility from the park. Staff confirmed that the changes proposed are the same as those approved for the garages at 3305 and 3315 Aurora Avenue. **The Commission voted unanimously to approve the amendment.**

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan Amendment for 2151 Cottonwood Road, as proposed, to allow for revisions to the garage siding material, and changes to the dimensions of each garage.
2. The City Council can approve the request with the changes proposed by the applicant for the Major Site Development Plan Amendment for 2151 Cottonwood Road with conditions.
3. The City Council can deny the proposed Major Site Development Plan Amendment, as proposed, for 2151 Cottonwood Road.

CITY MANAGER'S RECOMMENDED ACTION:

When City Council approved the Major Site Development Plan for development of the property 2151 Cottonwood Road, it was determined that the Plan meets the minimum criteria and standards for approval listed in Ames *Municipal Code* Section 29.1502(4)(d). Staff believes that the overall consistency with the Major Site Development Plan criteria is maintained for the project with the proposed changes.

Therefore, it is the City Manager's recommendation that the City Council act in accordance with Alternative #1, approving the request for the Major Site Development Plan Amendment for 2151 Cottonwood Road, as proposed.

ADDENDUM:

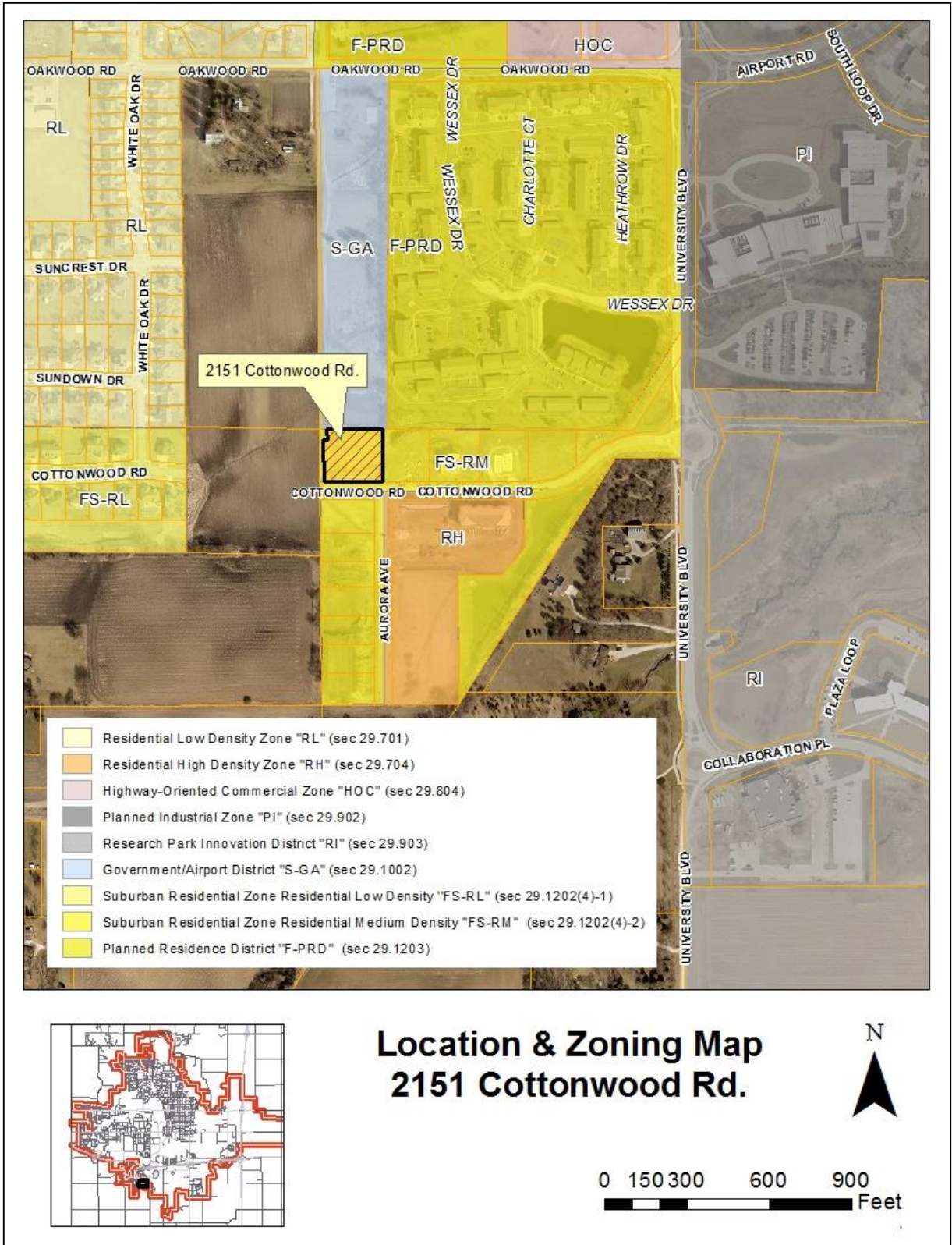
Approved Plan & Project Description. The two 6-stall garages, as previously approved, are designed with galvalume finish corrugated metal siding applied in a horizontal orientation, which is one of the materials used on the building elevations for the apartment building (*See Attachment D: Proposed Garage Elevations and Floor Plan*). The primary benefit to the project design originally was continuity of building materials between the apartment building and accessory structures.

Three primary exterior materials were approved for the apartment building, including vertical flush seam metal panel and galvalume finished corrugated siding in both a vertical and horizontal orientation. Each building façade includes brick accents as the third exterior building material (*See Attachment G, Front Elevation & Side Perspective of Approved 12-Plex*). No change to the apartment building materials is proposed.

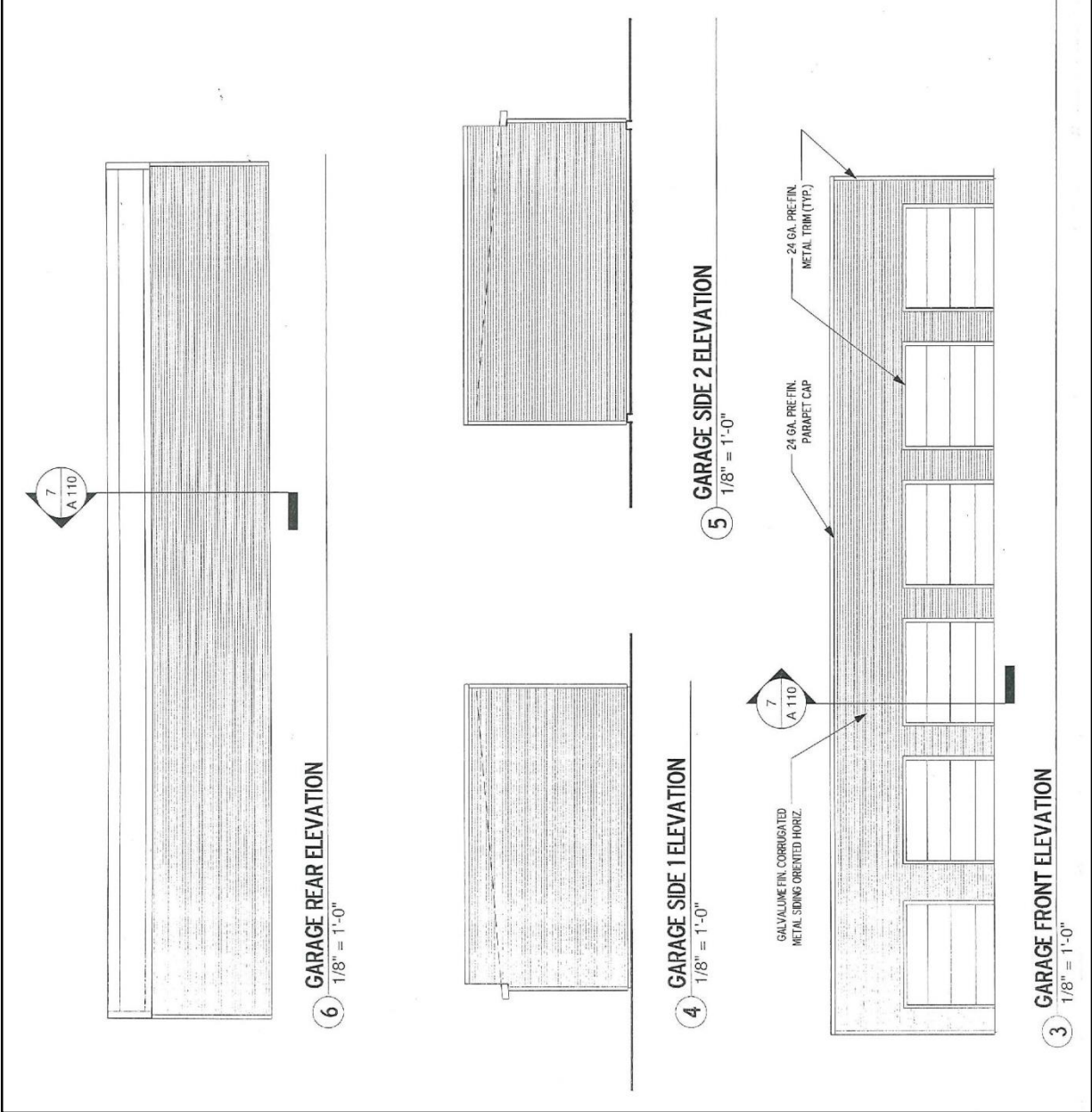
The applicant proposes to use vinyl siding as the exterior material on all sides of the garages, with a brick wainscot and trim on the garage walls adjacent to the east and west property boundaries, instead of the galvalume finish corrugated metal siding material (*See Attachment D: Proposed Garage Elevations and Floor Plan*). The increase in the width of the east garage by five feet is to accommodate a handicap-accessible parking stall. The increase in the width of the west garage by four feet is to widen four of the six stalls by one foot each. The changes in garage width are minor and have no substantial effect on the overall design of the project. The expanded garage structures will meet minimum required side yard building setbacks. **Staff believes the scope of review of the Commission is to determine whether the proposed vinyl siding for the garage structures is compatible with surrounding and planned development, as well as the exterior materials approved for the apartment buildings to be constructed on this property.**

Use of vinyl siding is common in the community for multi-family and single-family development. Vinyl is typically a compatible material with the surrounding area. In this case, the apartment building does not include vinyl siding and the design approach was a modern design featuring primarily non-traditional residential materials. The proposed brick accents on the end walls of the garages facing the east and west property boundaries are similar to what is used on the apartment building, and serve to enhance the aesthetic compatibility of the garages with the apartment building.

Attachment A Location and Existing Zoning Map

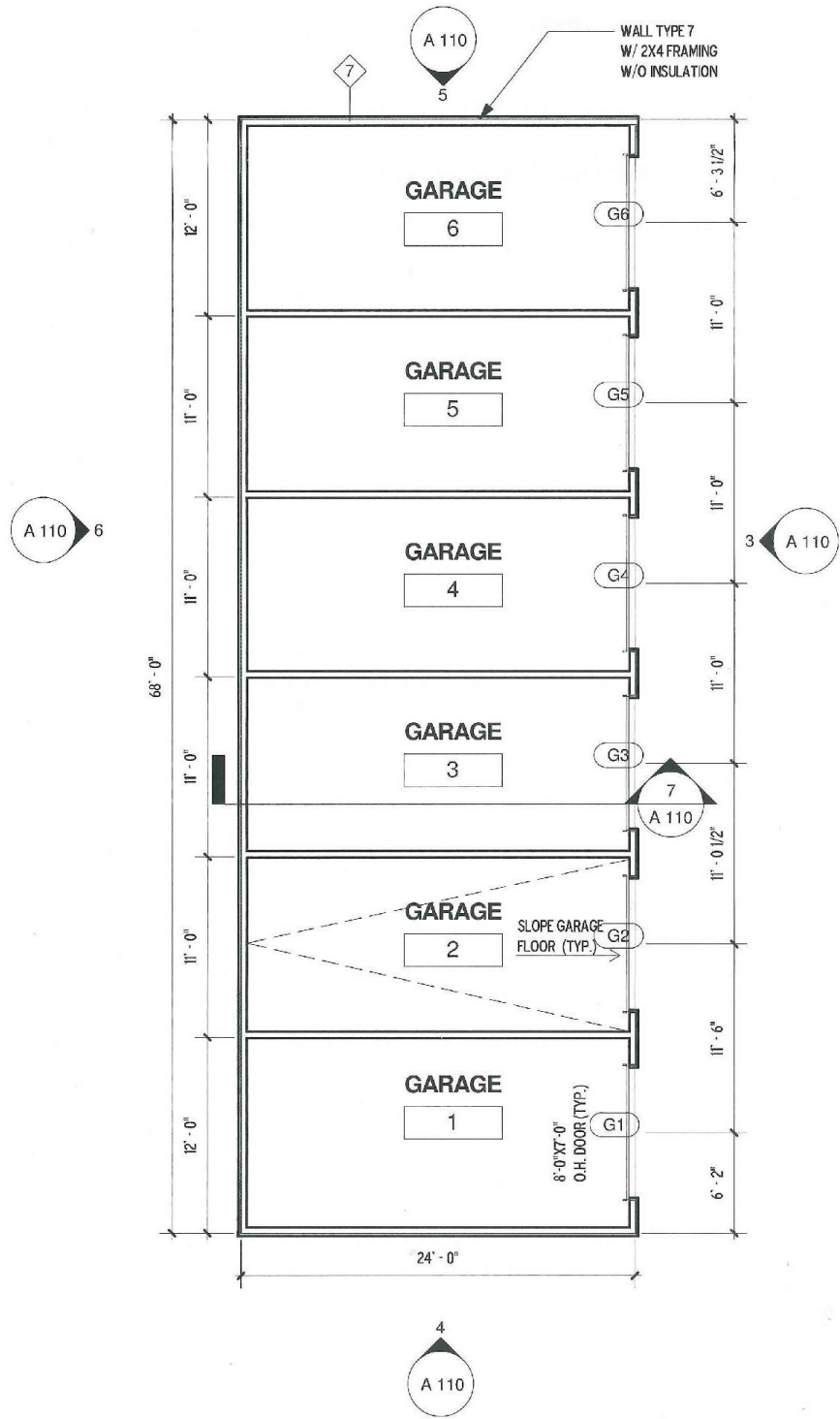


Attachment B
Approved Garage Elevations



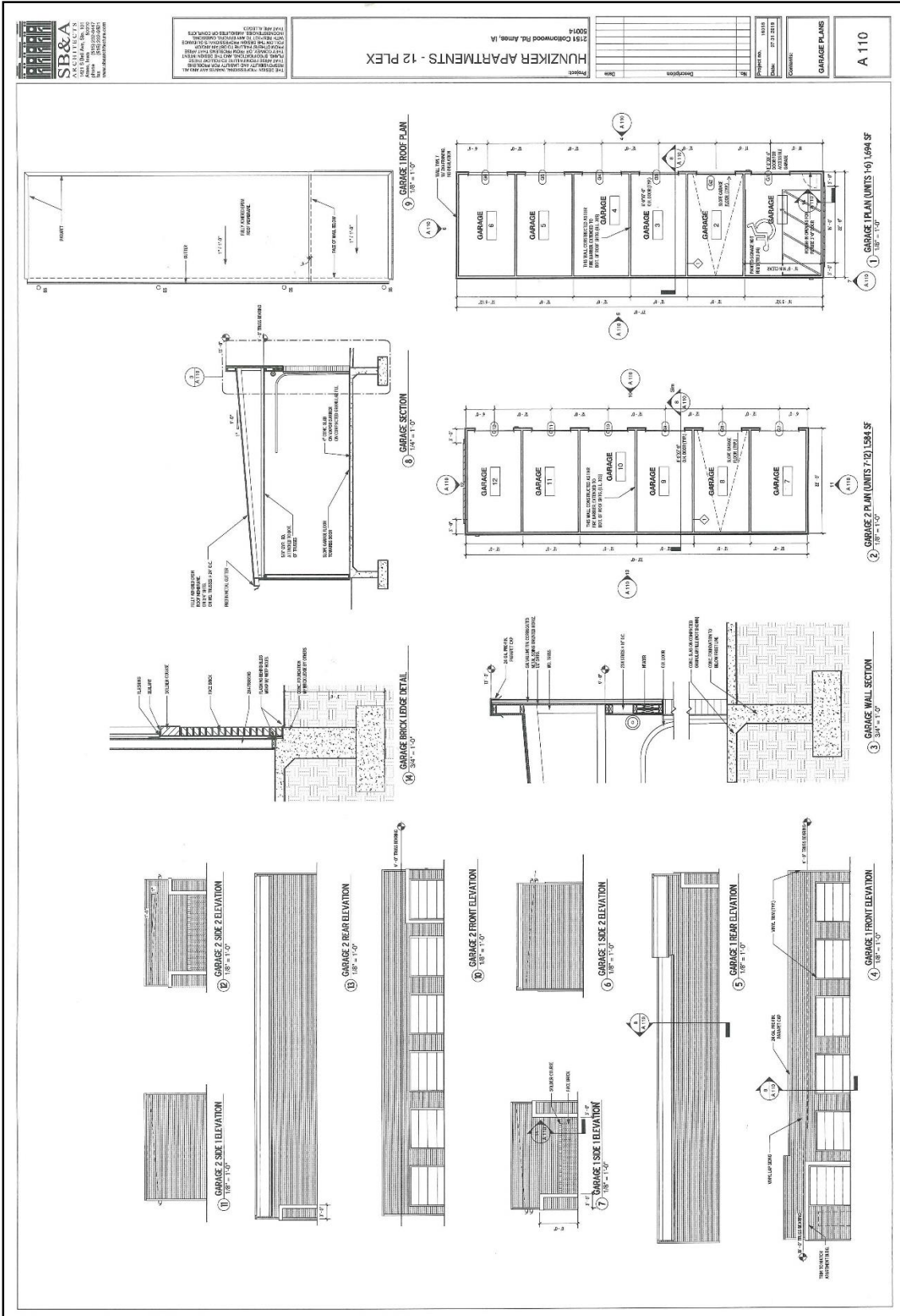
Attachment C

Approved Garage Floor Plan



1 GARAGE PLAN
 1/8" = 1'-0"

Attachment D Proposed Garage Elevations & Floor Plan



Attachment G
Front Elevation & Side Perspective of Approved 12-Plex

